

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
OCT 8 2 16 PM '69
OLLIE PARNSWORTH
R. M. C.

BOOK 1138 PAGE 627

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, BOMAR - MILLER, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Harold B. Spearman and Ruth Louise Spearman

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Sixty-Two Thousand Five Hundred and 00/100 ----- Dollars (\$62,500.00) due and payable
\$2,500.00 on January 1, 1970 and the balance payable at the rate of \$539.31 per month commencing February 1, 1970 and payable on the first of each month thereafter for 15 years. Seven percent (7%) annual interest is included in each payment with interest commencing on February 1, 1970.

with interest thereon from date at the rate of 7% per centum per annum, to be paid in above payments

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina on the Laurens Road designated as Lot #13 and being a part of the property of Emma C. Poag according to a plat made by Dalton & Neves, recorded on the 14th day of November, 1940, in the R. M. C. Office for Greenville County in Volume K at Page 68, and having the following metes and bounds according to said plat:

BEGINNING at a joint corner of the Laurens Road and James Street and running thence N. 34-15 East 200 feet to a point at corner of Lot #15, thence S. 55-45 E. 75 feet to an iron pin; thence S. 34-15 W. 200 feet to an iron pin on the Laurens Road; thence with said Laurens Road, N. 55-45 W. 75 feet to point of beginning.

ALSO; all that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and in Greenville Township and being a part of the Lot # 14 of the property of Emma C. Poag and being described as follows: See Plat Book K at Page 68;

BEGINNING at an iron pin on the north side of Laurens Road at a point 12 1/2 feet west of the joint corner of Lot No. 1; of Black A, of Carolina Court, and Lot 14 of Emma Poag property, which point is the corner of lot of C. L. Bouchillon, et al (now or formerly); thence along the line of said Laurens Road, N. 55-45 W. 62 1/2 feet to an iron pin; thence W. 34-15 E. 200 feet to an iron pin; thence S. 55-45 E 62 1/2 feet to a point, a distance of 15 feet west to the rear corner of C. L. Bouchillon's lot (now or formerly); thence S. 34-15 W. 200 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; if being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

For R. M. C. Book 1138 Page 627